Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

34 CEDARWOOD CRESCENT BERWICK VIC 3806

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	51 100 000	&	\$1,200,000	
Vedian sale price *Delete house or unit as applicable)						
Median Price	\$875,000	Property type	House	Suburb	Berwick	

31 Dec 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2024

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
6 GARGENEY COURT BERWICK VIC 3806	\$1,160,000	31-Oct-24
1 RIVERBANK CLOSE CLYDE NORTH VIC 3978	\$1,190,000	30-Oct-24
140 BERWICK SPRINGS PROMENADE NARRE WARREN SOUTH VIC 3805	\$1,180,000	08-Oct-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 08 January 2025



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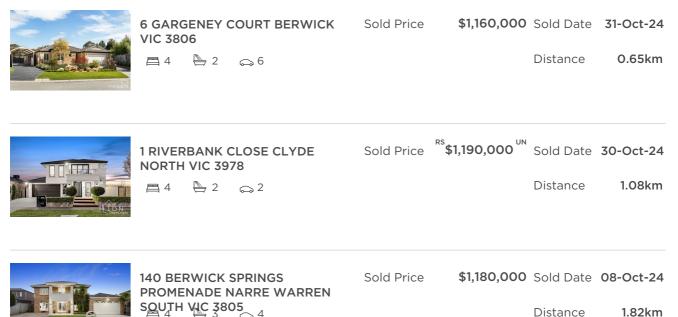
consumer.vic.gov.au



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Distance 1.82km

RS = Recent sale UN = Undisclosed Sale

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